

**73 Hidden Creek Rise NW**  
**Calgary, Alberta**
**MLS # A2246530**

**\$479,900**

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hidden Valley                                                |               |                   |
| <b>Type:</b>     | Residential/Duplex                                           |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                              |               |                   |
| <b>Size:</b>     | 1,260 sq.ft.                                                 | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached                             |               |                   |
| <b>Lot Size:</b> | -                                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Low Maintenance Landscape, Many Trees |               |                   |

|                    |                                                                                                    |                   |          |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate                                                                                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | \$ 400   |
| <b>Basement:</b>   | Finished, Full                                                                                     | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                    | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |                   |          |
| <b>Inclusions:</b> | N/A                                                                                                |                   |          |

Step into this stunning, fully updated home that blends timeless design with modern functionality. Featuring 3 spacious bedrooms, a finished basement, and a single attached garage with an additional driveway parking spot, this property is nestled in a well-managed, sought-after complex. A soaring vaulted foyer welcomes you with an impressive sense of space and elegance. The home is bathed in natural light and showcases rich flooring and a soft, neutral colour palette throughout. The beautifully redesigned kitchen is a chef's dream, offering full-height cabinetry, sleek stainless steel appliances, a large peninsula for entertaining, and a walk-in pantry for added storage. The bright dining area, surrounded by windows, creates a warm and inviting space for meals or can lead you outside to the deck—perfect for summer BBQs and enjoying the sunshine. The open-concept layout seamlessly connects to the spacious living room, ideal for both everyday living and hosting guests. A stylishly updated powder room adds a touch of charm to the main level. Upstairs, retreat to your private primary suite with serene views, a walk-in closet, and a beautifully renovated 4-piece ensuite. Two additional bedrooms are generously sized and share a designer-inspired 4-piece bathroom. Convenient upper-level laundry completes the floor. The fully finished basement adds valuable living space, perfect for a rec room, home office, gym, play area, or all of the above. The high-efficiency furnace was replaced in December 2021, offering peace of mind for years to come. Located just steps from schools, parks, playgrounds, transit, and scenic pathways through the environmental reserve, this family-friendly community also features an off-leash dog park, shopping plaza, outdoor skating rink, and easy access to downtown, the mountains, and Nose Hill Park. Don't

miss this incredible opportunity to own a meticulously updated home in a location that truly has it all!